



Webbs

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**High Street | Colton, Rugeley | WS15 3LG**  
**£475,000**

**W** Webbs  
estate agents

## Summary

\*\*WOW \*\* STUNNING DETACHED FAMILY HOME IN COLTON VILLAGE \*\* STUNNING CONDITION THROUGHOUT \*\* THREE/FOUR BEDROOMS \*\* TWO BATHROOMS \*\* THREE RECEPTION ROOMS \*\* DETACHED DOUBLE GARAGE COULD EASILY CONVERT TO AN ANNEX \*\*SUBSTANTIAL ATTIC SPACE FOR FURTHER POTENTIAL\*\*

\*\*5 ACRES OF LAND AVAILABLE BY SEPARATE NEGOTIATION \*\*

Webbs Estate Agents are pleased to bring to the market a simply stunning family cottage located in the desirable Village of Colton, Staffordshire, the property offers country living but with all amenities within a short drive.

In brief consisting of an entrance porch and hallway, a stunning lounge with a feature fireplace, a study/bedroom four, a modern ground-floor shower room, a dining room and a stunning breakfast kitchen and utility room.

On the first floor, there are THREE further double bedrooms and a modern family bathroom, all rooms have stunning views, externally the property has a beautifully maintained garden with an allotment

## Key Features

- ABSOLUTELY BEAUTIFUL VILLAGE COTTAGE
- THREE/FOUR BEDROOMS
- BREAKFAST WITH DINING AREA
- UTILITY ROOM
- DETACHED DOUBLE GARAGE
- DETACHED PROPERTY
- TWO BATHROOMS
- LOUNGE AND DINING ROOM
- STUNNING LANDSCAPED GARDEN WITH ALLOTMENT AREA
- AMPLE PARKING

## Rooms and Dimensions

### ENTRANCE PORCH

### LOUNGE

11'97 x 13'34 (3.35m x 3.96m )

### DINING ROOM

9'6 x 16'32 (2.90m x 4.88m )

### KITCHEN & BREAKFAST AREA

19'79 max x 10'40 max (5.79m max x 3.05m max)

### UTILITY

### BEDROOM FOUR / STUDY

7'99 x 9'36 (2.13m x 2.74m )

### GROUND FLOOR SHOWER ROOM

### LANDING

### BEDROOM ONE

11'94 x 12'94 (3.35m x 3.66m )

### BEDROOM TWO

9'4 x 12'12 (2.84m x 3.66m )

### BEDROOM THREE

7'95 x 9'50 (2.13m x 2.74m )

### BATHROOM

### LANDSCAPED GARDEN

### DETACHED DOUBLE GARAGE

### DRIVEWAY

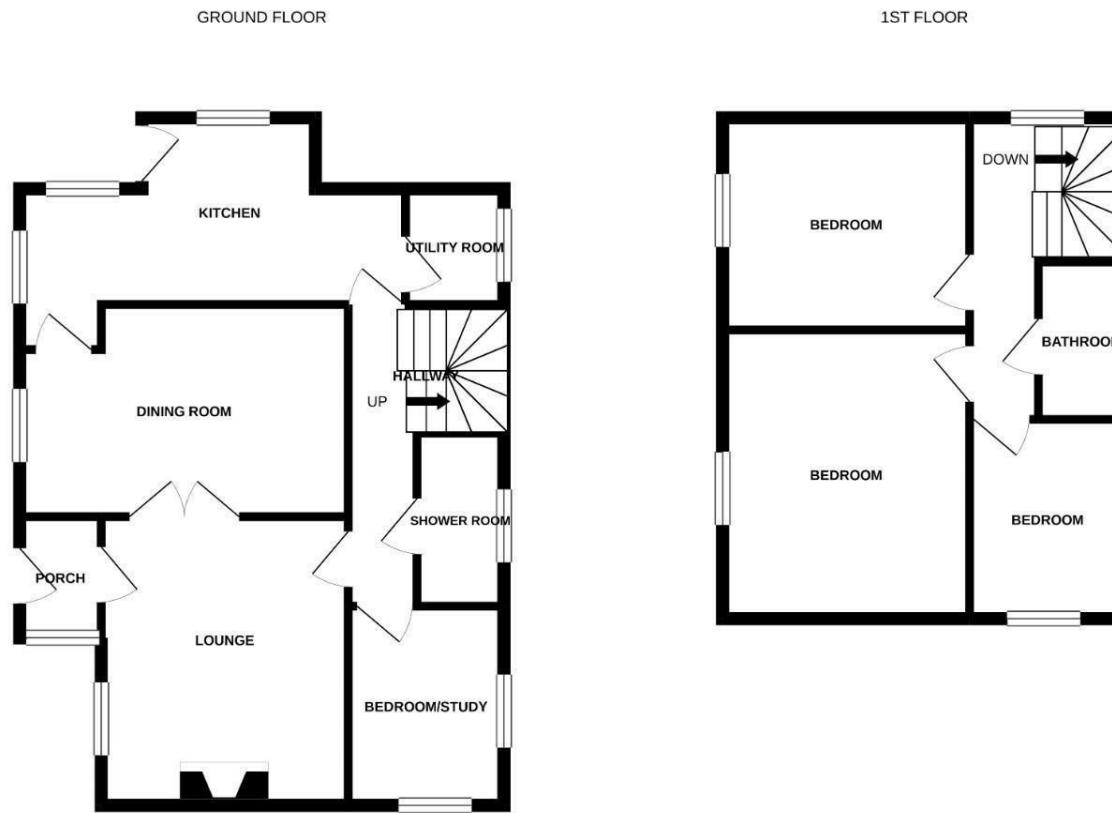
### FURTHER DRIVEWAY

### 5 ACRES OF LAND

### Identification Checks (R)







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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